

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/18/00827/FPA
FULL APPLICATION DESCRIPTION:	Extension of existing veterinary hospital to provide additional consulting, treatment & educational space and provision of additional visitor and staff car parking with associated landscaping
NAME OF APPLICANT:	Wear Referrals
ADDRESS:	Wear Referrals Veterinary Hospital, Bradbury
ELECTORAL DIVISION:	Sedgefield
	Laura Eden
CASE OFFICER:	Senior Planning Officer
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DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The 1.35ha application site lies to the east of Bradbury Services on the eastern outskirts of Bradbury village. It is bound to the north by the A689, to the east by a railway embankment serving the East Coast mainline and to the south by agricultural fields. The nearest residential property, Maplewood, is approximately 70 metres to the west of the proposed building site whilst the roundabout serving the A689 and the A1(M) lies approximately 400 metres to the west.
2. The land is linear in nature and the eastern portion is in use as a veterinary hospital with associated car parking. As part of that development biodiversity mitigation was secured in the form of a wildflower meadow as well as other measures on the western portion of the site.
3. Wear Referrals Veterinary Hospital has occupied the site since June 2015 and currently employs 94 members of staff. The business offers specialised services for small animal specialist diagnostics, treatment and surgery by other veterinary practitioners from the north of England and Scotland.

The Proposal

4. Full planning consent is sought for the expansion of the existing premises to provide more clinical, administrative and staff space.
5. A new building is proposed to the west of the existing building that would incorporate a link corridor between the two blocks. The building would be broadly rectangular, proving an additional 1900sqm of floor space across two storeys. The additional building would be similar to the original in scale, massing, form, materials and

detailing. The roof would be broken down into three sections of different designs and heights and with a curved roof form that replicates the original building.

6. The materials palette would include a stone base course, untreated timber, through colour render, buff brick slips and stone filled wire gabion boxes. The roof would be a mixture of aluminium and living sedum. Windows and doors would have aluminium frames.
7. The proposed building would be set back from the site boundary by approximately 6m and would lie between 15m and 18m from the A689. A detailed hard and soft landscaping scheme has been submitted which includes new screen planting along the northern boundary.
8. The proposed veterinary hospital would be accessed via the existing road which serves the existing Petrol Filling Station and also provides access to the agricultural fields to the south and the East Coast railway line. A total of 147 parking spaces would be provided across the site including two new car parks, to the west of the new building and east of the original to complement the existing 42 spaces that lies to the south of the site.
9. This application is being reported to Planning Committee as it falls within the definition of major development.

PLANNING HISTORY

10. The application site has a lengthy planning history. The most relevant and recent is summarised below;
11. Consent was granted (7/2009/0068) for the demolition of the existing forecourt shop and replacement by a larger shop with parking provision; new cafe in a separate freestanding building associated parking to the east of the forecourt area; a secured park and share parking facility; closure of the existing and formation of a new entrance to the site from the A689.
12. A proposal (7/2009/0424) for the erection of 90 bed hotel with associated parking and landscaping was withdrawn to allow a sequential test to be carried out to assess the suitability of the site for hotel development and in order to allow the scale, height and siting of the hotel to be re-assessed. An application (7/2010/0344) was later approved for the erection of 80 bed hotel with associated parking and landscaping and relocation of previously approved park and share facility.
13. More recently consent was granted (7/2012/0397/DM) for the erection of a veterinary hospital and associated works including access and landscaping. A later, slightly varied scheme (DM/14/01360/FPA) was also approved and subsequently implemented.

PLANNING POLICY

NATIONAL POLICY:

14. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in

achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependent. The following elements are considered relevant to this proposal;

15. *NPPF Part 1 – Building a strong, competitive economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
16. *NPPF Part 4 – Promoting Sustainable Transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
17. *NPPF Part 7 – Requiring Good Design.* The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
18. *NPPF Part 8 – Promoting Healthy Communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
19. *NPPF Part 10 – Climate Change.* Meeting the challenge of climate change, flooding and coastal change. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
20. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

The above represents a summary of the NPPF considered most relevant the full text may be accessed at: <http://www.communities.gov.uk/publications/planningandbuilding/nppf>

LOCAL PLAN POLICY:

Sedgefield Borough Local Plan (1996) (SBLP)

21. *Policy T3 – Safeguarding Railway Lines* – States that existing railway lines will be safeguarded from development that might prevent their use for passenger or freight use.
22. *Policy T13 - Roadside Facilities at Motorway Interchanges* - States that the provision of a full range of roadside facilities, including hotel development, at the Bradbury interchange will normally be approved, as the site is considered an appropriate location for such development to serve motorists on the A1(M) and adjacent routes.

23. *Policy IB13- Extensions to Industrial and Business Premises* – States that permission will normally be granted provided there are no adverse impacts to adjacent premises, the site is not over intensely developed, and there are no significant detrimental environmental effects.
24. *Policy D1 - General Principles for the layout and design of new developments* - Sets out that all new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
25. *Policy D2 – Design for People*. This policy details that the requirements of users of a development should be taken into account in its layout and design, with particular regard paid to access, safety and security and the provision of appropriate facilities.
26. *Policy D3 -Designed with pedestrians, cyclists, public transport* - Requires that developments should make satisfactory and safe provision for pedestrians, cyclists, cars and other vehicles.
27. *Policy E15 – Safeguarding of Woodlands, Trees and Hedgerows*. Sets out that the council expect development to retain important groups of trees and hedgerow and replace any trees which are lost.

RELEVANT EMERGING POLICY

The County Durham Plan

28. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

29. *Bradbury and the Isle Parish Council* – No comments received
30. *Sedgefield Town Council* – No objection
31. *Highways Authority* – No objection to the scheme following the latest revisions subject to the imposition of conditions and informatives
32. *Environment Agency* – No objection, offer some advice regarding pollution prevention
33. *Northumbrian Water* – No objection subject to the imposition of a condition

INTERNAL CONSULTEE RESPONSES:

34. *Planning Policy* – The principle of developing a veterinary hospital at this location is well established therefore no objection to the proposed expansion subject to the acceptability of detailed matters.
35. *Design and Conservation* – Offer support to the proposal
36. *Drainage and Coastal Protection Section* – No objection
37. *Ecology* – No objection subject to a financial contribution to secure off-site ecology mitigation and conditions to secure the mitigation measures outlined within the ecology report and details of the creation and future management of on-site biodiversity improvements.
38. *Environmental Health (Air Quality)* – No objection subject to the imposition of a condition relating to Dust Action Management Plan
39. *Environmental Health (Contaminated Land)* – No objection
40. *Environmental Health (Nuisance Action Team)* – No objection
41. *Landscape Section* – No objection subject to imposition of conditions
42. *Arboricultural Officer* – No objection subject to the imposition of conditions
43. *Police Architectural Liaison Officer* – No comments to make

PUBLIC RESPONSES:

44. The application has been advertised by way of a press and site notice, and individual notification letters to neighbouring properties. No letters of public representation have been received.

APPLICANT'S STATEMENT:

45. Application DM/18/00827/FPA is for a third phase of development at the Wear Referrals Veterinary Hospital site at Bradbury which will facilitate necessary future growth of an already highly successful business. The development has been designed to be of the same high quality as the existing development on the site, which in 2015 was awarded three Durham County Environment Awards in 2015, including Outstanding Award: for the outstanding contribution to the built environment of County Durham.
46. The Wear Referrals Veterinary Hospital offers a highly specialised and skilled service for small animal specialist diagnostics, treatment and surgery, by referral from other veterinary practitioners elsewhere between the Liverpool / Leeds / Hull and Glasgow/Edinburgh conurbations and runs a full emergency and out-of-hours services for primary care practices.
47. The proposal for a third phase of development at Wear Referrals is as a direct result of current and projected business growth by the veterinary hospital. Wear Referrals' business activities have grown exponentially since moving into the current hospital on the site in June 2015. This rapid growth is leading to capacity issues in terms of available clinical, administrative and staff space, inside and outside the building.

48. The business is already a major employer in the area, the total number of Wear Referrals employees currently stands at 102 equivalent full time. Further business growth is strongly anticipated and the business is therefore wishing to invest in the development of a 3rd phase of development of the site, which will enable Wear Referrals to become one of the leading veterinary specialist centres in the UK. With this 3rd phase in place it is anticipated that staffing levels will increase to around 156 equivalent fulltime.
49. The existing building on the site has added positively to the overall quality of the area, being a contemporary building having been designed in response to its setting. The design of this proposed third phase has taken the existing award winning building as its design influence, responding similarly to its setting and creating a high quality addition to the built and natural environment. High quality landscaping will enhance the development with proposals included for protection and enhancement of existing ecology on and off site. The proposed development will enhance the strong sense of place that the first two phases have created—both for those passing the building and those visiting and working in it.
50. The proposals for the veterinary hospital's 3rd phase have been developed on the basis of sustainable design principles aimed at minimising the consumption of energy and therefore the emission of greenhouse gases. 11% of the proposed development energy requirement will be provided by low and zero carbon technologies. This results in a significant reduction in CO2 emissions when compared to a Part L compliant building.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at:

<http://publicaccess.durham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PLANNING CONSIDERATIONS AND ASSESSMENT

51. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with Paragraph 212 of the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making. Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to the principle of the development, impact on the character and appearance of the surrounding area, highway safety and access, impact on the amenity of adjacent land users, ecology and other considerations.

Principle of development

52. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The Sedgefield Borough Local Plan (SBLP) remains the statutory development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. However, the NPPF advises at Paragraph 215 that the weight to be afforded to existing Local Plan policy should depend upon consistency with policies of the NPPF.
53. The SBLP was adopted in 1996 and was intended to cover the period to 2006. However, NPPF Paragraph 211 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is

based upon evidence which is not up-to-date/is time expired depending on the circumstances.

54. The application site is identified under SBLP Policy T13 as land to be developed for roadside facilities, including hotel development to serve motorists on the A1(M) and adjacent primary routes. The application, which proposes the expansion of a veterinary hospital is not in conformity with that policy.
55. Whilst the site had long been identified as a site for roadside facilities and a number of applications for such uses were granted between 1987 and 2010 none of these proposals were implemented because of the lack of viability of this type of use in this location. Paragraph 22 of the NPPF cautions against the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. In these circumstances applications for alternative uses of land should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. The principle of developing the site for this use has already been established through earlier consents and Wear Referrals have been operating from the site since 2015.
56. The expansion of the veterinary hospital would help to safeguard the long term future of the business which is fast outgrowing its current premises. It would allow the business to expand seeing employment numbers increase from 94 to around 156 full time positions. As such, the proposal would comply with Paragraphs 18 and 21 of the NPPF which seek to secure economic growth in order to create jobs and prosperity and support existing businesses.
57. SBLP Policy IB13 promotes extensions to industrial and business premises provided that adjacent industrial or business premises are not adversely affected and the site is not over intensively developed. Additionally, the environmental effect in terms of residential amenity or traffic movement must not be significantly detrimental to the general character of the area. Proposals that would result in the extension of an existing activity in the countryside should not have an adverse effect on the character of the local area. The policy is therefore supportive of the expansion of existing business premises provided there are no significant adverse impacts which will be considered in more detail later in this report.
58. With regards to the principle of development SBLP Policy T13 is considered to be out of date given alternative uses are operating from the site therefore paragraph 14 of the NPPF is engaged. Accordingly, only very limited weight can be afforded to policy T13 and the acceptability of the proposed development rests on whether any adverse impacts of approving the development would significantly and demonstrably outweigh the benefits or whether there are any specific policies in the NPPF that indicate development should be restricted. Clearly, this assessment can only be considered following an examination of all of the issues within the planning balance.

Impact on the character and appearance of the surrounding area

59. Local Plan Policies D1 and D4 require that developments includes a co-ordinated approach which takes into account of the site's natural and built features and its relationship to adjacent land uses and activities, that attention to the design of buildings and their spatial relationships to open spaces and includes suitable landscaping and boundary treatment to help create a sense of space. The importance of good design is also a key element of the NPPF and Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible

from good planning, and should contribute positively to making places better for people.

60. The approved veterinary hospital was sensitively designed to provide a modern land mark building that, although prominent within the landscape, is seen in the context of its countryside setting. The extension has followed similar design principles so that it incorporates a variety of low profile curved roof forms and includes a graduated height with a single storey element located along the site frontage with the central two storey element located behind this. The curved nature of the roofs and the use of a sedum living roof on the northernmost section facing onto the A689 play an important role in ensuring that the building would appear to be set within the wider landscape of the site. Whilst the general approach to materials is considered acceptable and would complement the existing building a condition would be appropriate to agree the exact details.
61. The proposed expansion of the veterinary hospital would be a well-considered design response to the site and existing building which is of exemplary quality. As such the design officer raises no objection to the scheme and offer their full support to the scheme.
62. In support of the application a detailed hard and soft landscaping scheme has been submitted. Screen planting would be undertaken along the northern edge with additional tree and shrub planting within the site. Existing planting would be retained where possible, made good upon the completion of works and infilling undertaken where necessary. Existing trees and hedgerows would be protected during construction. As such no objection is raised by either the Council's landscape or arboriculture officer subject to conditions being imposed to secure the implementation of the scheme, future management and maintenance arrangements and the installation of tree protection measures.
63. The design and layout of the building and associated car parking areas is therefore considered to be in accordance with Local Plan Policies D1 and D4 and the NPPF.

Access and Highway Safety

64. SBLP Policy D3 requires that development proposals achieve a satisfactory means of access onto the wider highway network while seeking to protect highway safety in terms of vehicle movements and traffic generation. SBLP Policy T1 seeks to ensure that safe, attractive and convenient footpath links are provided, where appropriate, to serve new development. These policies are considered compliant with the NPPF.
65. The existing access and level of on-site car parking has been deemed to be sufficient to cater for a development of this nature and size. It is acknowledged that most animal owners visiting the hospital would travel by private car because of practical concerns relating to the transport of sick or injured animals (often over long distances). Many of staff (up to 156 in total) would also access the site in this way. Nevertheless there are opportunities to encourage employees to travel via a range of transport modes rather than relying solely on the private car. Accordingly, a planning condition is recommended to promote sustainable travel via the implementation of a travel plan. Pedestrian linkages from the site to the A689 public footpath are shown on the plans and would be secured by condition. A condition would also be imposed to secure the implementation of the car parking arrangement prior to the occupation of the building. Other minor highways matters relating to vehicle charging points and high adoption procedures will be brought to the developer's attention by means of a condition and informative.

66. Overall it is considered that the development would not adversely impact on the highway safety of the surrounding road network. There is no conflict with the above mentioned policies and NPPF.

Impact on the amenity of adjacent land users

67. One of the twelve core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy IB13 of the SBLP seeks to ensure that proposals would not adversely impact on adjacent business premises or residential amenity and is considered to be consistent with the NPPF.

68. The site stands on the outskirts of Bradbury and there are a number of noise generating sources in the vicinity including the Petrol Filling Station to the west with the A1(M) lying approximately 400 metres beyond. The A689 is situated to the north and the railway embankment of the East Coast mainline lies to the east. The nearest residential property is approximately 70m to the west of the proposed veterinary hospital.

69. Environmental Health Officers have considered the proposal having particular regard to the installation of new plant and outdoor exercising areas. Taking into account the existing noise climate, the times of operation, the noise levels of the equipment, the management arrangements for the use of the patient exercise areas and the distances between the site and neighbouring residents it is not considered that any significant impact will arise in terms of noise. Whilst the further development of the site would inevitably lead to additional traffic generation it is not considered that this would have a significant detrimental impact on the amenity of adjacent land users in terms of noise and disturbance.

70. The site lies in close proximity to a rail line and Network Rail have confirmed that they have no objection to the scheme on the basis of the information submitted. However they have advised a condition should be imposed to ensure external lighting does not cause an impact to driver visibility in addition to offering some general advice which will be brought to the applicant's attention by means of an informative. The development would therefore accord with policy T3 which seeks to safeguard existing railway lines and which is also considered to be consistent with the NPPF.

71. There is the potential for noise and disturbance during the construction period however it is accepted that this would be a relatively small scale development with short lived impacts. It is therefore recommended that conditions to control construction hours would be sufficient mitigation in this case.

72. There is no conflict with the above mentioned policies and NPPF.

Ecology

73. Paragraph 11 of the NPPF and policy E11 of the Local Plan requires that local planning authorities take into account, protect and mitigate the effects of development on biodiversity interests. The applicant has submitted a Preliminary Ecological Appraisal highlighting that no species that are afforded special legal protection under the Conservation of Habitats and Species Regulations 2017 and/or the Wildlife and Countryside Act 1981 (as amended) have been recorded within the site. There are no priority habitats within the development area, however the report recommends appropriate timing of clearance works, working methods and best practice which can be secured by condition.

74. The original application for the site included biodiversity mitigation, in the form of a wildflower meadow, as well as other measures. These do not appear to have been achieved, and the proposed extension will cover the proposed mitigation area, as well as the remaining open areas on site with hardstanding. Ecology officers initially raised concerns that the development would result in a loss of biodiversity with little on-site mitigation to offset this. An assessment of these biodiversity losses was subsequently undertaken which calculates the level of required compensation. The applicant has agreed to provide a financial contribution of £8,300 for grassland creation at and around Hardwick Country Park and future maintenance costs which would be secured by means of planning obligation. On-site improvement works comprise of a landscaping scheme including wildflower planting and the installation of bat and bird boxes. The future maintenance of these landscaped areas would be secured through condition. Overall this approach would ensure that there is no net loss of biodiversity in regard to Paragraph 109 of the NPPF and saved policy E11 of the SBLP.

Other Issues

75. The Contaminated Land officer has assessed the submitted information and liaised with the applicant's appointed consultant. There are no adverse comments to make following this assessment and no requirement for a contaminated land condition to be imposed.
76. The Environment Agency has confirmed that it has no objection to the scheme but offer some recommendations which would be brought to the applicant's attention by means of an informative.
77. The site is not in an area at risk from flooding. The Council's Drainage Section and Northumbrian Water has confirmed that the drainage strategy is acceptable and its implementation will be secured by condition.
78. The development is expected to embed sustainability to support the NPPF aims of reducing greenhouse emissions. This matter will be secured through the Building Control process.
79. Paragraph 204 of the NPPF and Paragraph 122 of The Community Infrastructure Levy Regulations 2010 set out three planning tests which must be met in order for weight to be given to a planning obligation. These being that matters specified are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. The proposed contribution towards offsite biodiversity improvements is considered to be in accordance with these tests as it is considered to be necessary, directly related to the development and fair and reasonably related in scale and kind to the development.

CONCLUSION

80. The acceptability of the application falls to be considered under the planning balance test contained within Paragraph 14 of the NPPF and as there are no restrictive policies in play, then in order to justify the refusal of planning permission any adverse impacts of a proposed development need to significantly and demonstrably outweigh any benefits.

81. The expansion of the veterinary hospital would help to safeguard and support the long term future of the business which is fast outgrowing its current premises. It would allow the business to expand seeing employment numbers increase from 94 to around 156 full time positions. There would be some economic benefits from construction. Furthermore the scheme would provide net gains in biodiversity through a balance of a financial contribution to secure off-site mitigation as well as some on-site provision which will provide the net gains.
82. Overall, the proposal is considered to represent a sustainable form of development. The scheme would relate well to the character and appearance of the area and is acceptable in all other respect subject to the imposition of conditions.
83. There have been no adverse impacts identified which would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole, and there is no conflict with the relevant policies of the SBLP. Accordingly, planning permission should be granted.

RECOMMENDATION

That the application be **APPROVED** subject to the completion of a Section 106 agreement to secure the following:

- £8,300 for biodiversity enhancements to be used towards offsite grassland creation and its future maintenance at Hardwick Country Park and associated land.

And subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:

Plan	Drawing No.	Date Received
Wear referrals outdoor condensing unit plans		29/03/18
Substation details	3720-JDK-A-20200 (Rev A)	29/03/18
Landscape Strategy and Planting Plan	1556-1-50 (Rev F)	07/06/18
Proposed Site Plan	3720-JDK-A-1010 (Rev 9)	07/06/18
Ground and First Floor Plans	3720-JDK-A-2010 (Rev 5)	07/06/18
Roof Plans	3720-JDK-A-2011 (Rev 5)	07/06/18
Proposed Elevations Sheet 1	3720-JDK-A-3001 (Rev 7)	07/06/18
Site Elevations, Sections and 3D Views	3720-JDK-A-30100 (Rev 2)	07/06/18
Retained trees shown on proposed layout with protective measures indicated (TPP)	AIA TPP	08/05/18
Arb Method Statement & Retained trees shown on proposed layout with protective measures indicated	AMS TPP	08/05/18

Reason: To define the consent and ensure that a satisfactory form of development is obtained.

3. No development shall commence until all trees and hedges agreed for retention, are protected in accordance with the details contained within the tree protection plan drg. ref. AIA TPP dated 27/04/2018. Protection measures shall remain in place until the cessation of the development works.

Reason: To protect trees from construction damage and in the interests of the visual amenity of the area having regards to Policies E15 and D1 of the Sedgefield Borough Local Plan and Parts 7 and 11 of the NPPF.

4. Prior to the commencement of construction at damp proof course or above, samples of the external walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with policy D1 of the Sedgefield Borough Local Plan and Part 7 of the NPPF.

5. Prior to the first occupation of the building hereby approved a scheme for the ongoing maintenance of the areas of public open space including any on-site biodiversity mitigation within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. In the event of proposals to maintain the public open space by means other than through transfer to the Local Authority then the scheme shall provide for details of an agreed maintenance and cutting schedule in perpetuity.

Reason: In the interests of appearance of the area in accordance with Policies D1 and D4 of the Sedgefield Borough Local Plan.

6. Prior to the first occupation of the building hereby approved the car parking arrangements as detailed on drg. no. 3720-JDK-A-1010 Rev. 9 shall be constructed and marked out and made available for use. Thereafter the car parking spaces shall be used and maintained in such a manner as to ensure their availability for the parking of private vehicles.

Reason: In the interests of highway safety and to comply with policies D1 and D4 of the Sedgefield Borough Local Plan.

7. Prior to the first occupation of the building hereby approved, 2 no. electrical vehicle charging points shall be installed and operational within the site. The charging points shall be retained thereafter in perpetuity.

Reason: In the interests of reducing carbon emissions, in compliance with Part 10 of the NPPF.

8. Prior to the first occupation of the building hereby approved the footpath link from the site to the A689 illustrated on Drg. No. 3720-JDK-A-1010 Rev.9 shall be constructed and ready for use.

Reason: In the interests of highway safety and to comply with policies D1 and D4 of the Sedgefield Borough Local Plan.

9. The development shall be carried out in line with the drainage scheme detailed in the Flood Risk and Drainage Impact Assessment ref 16N669 Rev. B rev dated August 2017.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

10. The development shall be carried out in accordance with the recommendations outlined within Section H of the Preliminary Ecology Appraisal Version R04 by E3 Ecology Ltd dated 08/06/2018.

Reason: In the interests of ensuring no protected species are affected by the development in accordance with Paragraph 109 of the National Planning Policy Framework.

11. If following the installation and operation of the new external lighting there is found that there is a problem with train driver visibility a scheme to alleviate the issue shall be submitted to and approved by the Local Planning Authority in consultation with Network Rail and the train operating companies. Thereafter the development shall take place in accordance with the approved details.

Reason: In the interests of railway safety and to comply with policy T3 of the Sedgefield Borough Local Plan.

12. Within 6 months of occupation a Final Travel Plan, conforming to the National Specification for Workplace Travel Plans PAS 500:2008 Bronze Level, shall be submitted to and approved in writing by the Local Planning Authority

Reason: In order to encourage sustainable modes of transport and to comply with Paragraphs 35 and 36 of the NPPF.

13. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme detailed on drg. no. 1556-1-50 Rev. F shall be carried out in the first available planting season following the practical completion of the development.

No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.

Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Replacements will be subject to the same conditions.

Reason: In the interests of appearance of the area in accordance with Policies D1 and D4 of the Sedgefield Borough Local Plan.

14. In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

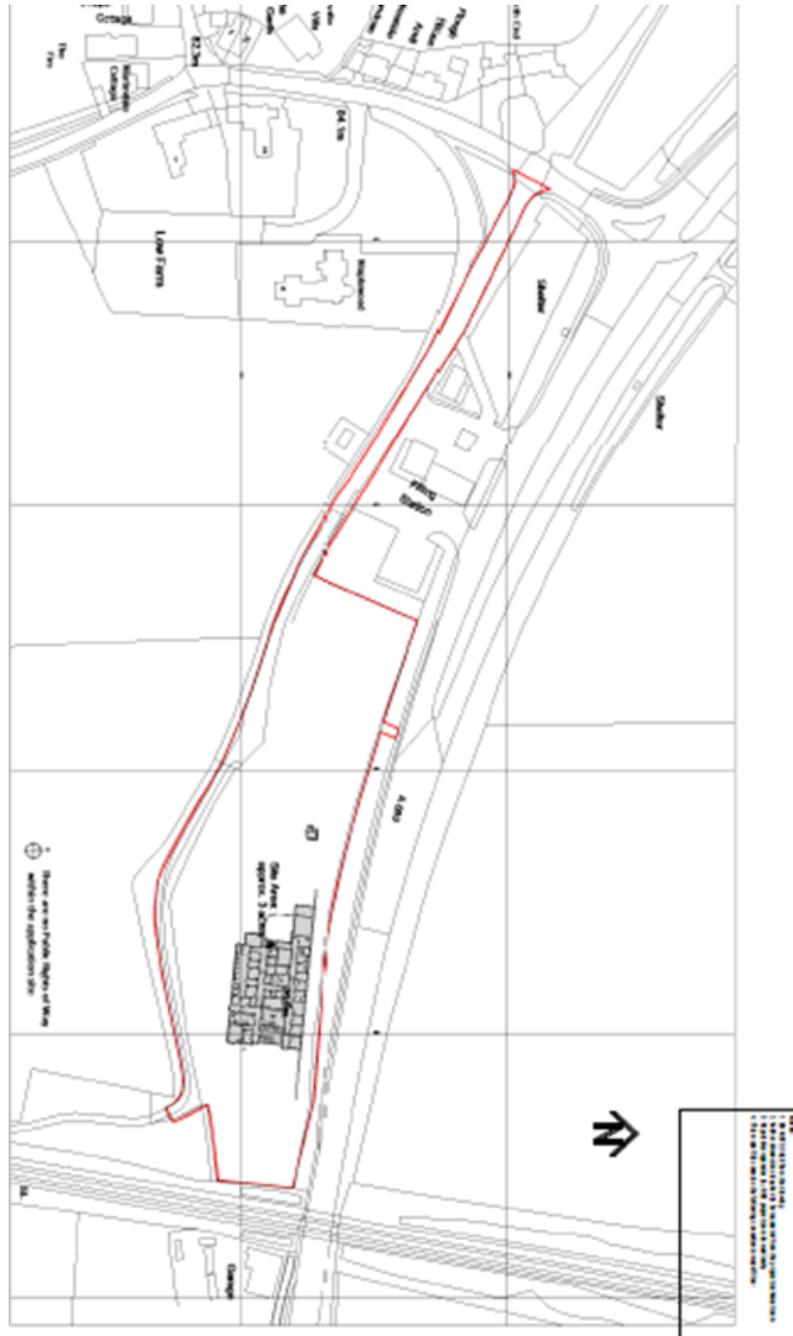
Reason: In order to prevent noise disturbance in accordance with paragraphs 110 and 123 of the NPPF.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. Pre-commencement conditions have only been used where details are required at the start of the development process. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

BACKGROUND PAPERS

- Submitted application form, plans, supporting documents and subsequent information provided by the applicant
- The National Planning Policy Framework (2012)
- National Planning Practice Guidance
- Sedgefield Borough Local Plan
- Evidence Base Documents
- Statutory, internal and public consultation responses



Planning Services

Extension of existing veterinary hospital to provide additional consulting, treatment & educational space and provision of additional visitor and staff car parking with associated landscaping
Wear Referrals
Wear Referrals Veterinary Hospital, Bradbury
Ref: DM/18/00827/FPA

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Date
 21st June 2018

Scale
 Not to scale